

CONWAY PLANNING BOARD

MINUTES

MAY 26, 2005

A meeting of the Conway Planning Board was held on Thursday, May 12, 2005 beginning at 7:06 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Larry Martin; Vice Chair, Conrad Briggs; Sheila Duane; Steven Porter; Russell Henderson; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Duane made a motion, seconded by Mr. Briggs, to approve the Minutes of May 12, 2005 as written. Motion unanimously carried.

RIVER VALLEY REALTY TRUST – 27-LOT SUBDIVISION CONTINUED (PID 263-1) FILE #S05-09

This is an application to subdivide 110 acres into 27-lots. The Board accepted the application as complete on April 28, 2005.

Mr. Drinkhall read the requirements to grant a waiver. Mr. Drinkhall read a waiver request for Article 131, Table 2. **Ms. Duane made a motion, seconded by Mr. Martin, to grant the waiver for Article 131, Table 2.** Mr. Tafuto stated that he does not think the waiver is necessary. Mr. Irving stated the specific requirement is the site distance minimum (read). Mr. Irving stated to meet the requirement it would require more fill in the wetland. Mr. Drinkhall asked for public comment; there was none. **Motion carried with Mr. Henderson voting in the negative.**

Ms. Duane made a motion, seconded by Mr. Porter, to conditionally approve the subdivision for River Valley Realty Trust conditionally upon submitting Mylar's; a performance guarantee for all site improvements; when the conditions have been met, the plans can be signed out of session; and this conditional approval will expire on August 25, 2005. Motion unanimously carried.

JAMES AND LINDA DIGIANDOMENICO – 15-UNIT SUBDIVISION CONTINUED (PID 262-64) FILE #S04-27

Diane Smith of Thaddeus Thorne Surveys appeared before the Board and requested a continuance. **Ms. Duane made a motion, seconded by Mr. Porter, to continue the 15-Unit Subdivision for James and Linda Digiandomenico until June 9, 2005. Motion unanimously carried.**

CONWAY PLANNING BOARD – MAY 12, 2005

**TRAFFORD'S RV – FULL SITE PLAN REIVEW CONTINUED (PID 260-48)
FILE #FR05-09**

This is an application to redevelop an existing auto salvage yard into an RV sales and service facility by constructing an 80'x200' sales office and maintenance building, moving the 40'x50' garage to the back of the lot, and using the remainder of the lot for RV storage. The Board accepted this application as complete on April 28, 2005. Maureen McGlone of H.E. Bergeron, Virginia Trafford and Darlene Leavitt appeared before the Board.

Mr. Drinkhall read the waiver request for §123-22.B. **Mr. Briggs made a motion, seconded by Ms. Duane, to grant the waiver for §123-22.B.** Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §123-29.D.1. Ms. McGlone stated that there is a conservation easement on the lot that surrounds this parcel. **Ms. Duane made a motion, seconded by Mr. Martin, to grant the waiver request for §123-29.D. 1. as presented.** Mr. Henderson stated out of the 516 trees required, the applicant is only providing 244 existing trees and 57 new trees. Mr. Henderson stated that he would like to see the applicant more comply with the ordinance. Ms. Trafford stated that their manufacturer requests no trees.

Ms. Duane stated that the regulations are not law it is a give and take and the Board is here to assist the applicant as well as get what the town wants. Ms. Duane stated that they don't want to park under trees that can damage the product. Ms. Leavitt stated that they are not taking any trees away from the property, but adding to the property. Mr. Porter stated that this is a huge improvement. Ms. Duane stated that it is better than the toxics that were on the property. Mr. Drinkhall asked for public comment; there was none. **Motion carried with Mr. Henderson voting in the negative.**

Mr. Drinkhall read the waiver request for §123-29.D.8. **Mr. Martin made a motion seconded by Mr. Briggs, to grant the waiver for §123-29.D. 8.** Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §123-30.A.2. Ms. McGlone stated the building would be the same color as the other buildings. **Ms. Duane made a motion, seconded by Mr. Porter, to grant the waiver for §123-30.A.2.** Mr. Henderson asked if neighboring properties would be able to see this building. Ms. Leavitt answered in the negative. Mr. Drinkhall asked for public comment; there was none. **Motion carried with Mr. Henderson voting in the negative.**

Mr. Drinkhall read the waiver request for §123-30.A.3. **Ms. Duane made a motion, seconded by Mr. Martin, to grant the waiver for §123-30.A.3.** Mr. Henderson stated that he thought the applicant agreed to add the faux windows on all sides. Ms. Leavitt stated that they added windows to the other three sides, but the east side is not visible

CONWAY PLANNING BOARD – MAY 12, 2005

from the road. Mr. Drinkhall asked for public comment; there was none. **Motion carried with Mr. Henderson voting in the negative.**

Mr. Irving stated that several state permits are pending and would suggest continuing the public hearing. **Ms. Duane made a motion, seconded by Mr. Porter, to continue the Full Site Plan Review for Trafford’s RV until June 9, 2005. Motion unanimously carried.**

OTHER BUSINESS

Chalmer Brothers, LLC/A.D. Davis Building (PID 215-45): Andrew Chalmers appeared before the Board. Mr. Chalmers stated that they would like to increase the interior floor space by 500 square feet by partially infilling the interior mezzanine area. Mr. Chalmers stated that the site is required to have 50 parking spaces and the site provides 72 parking spaces.

Ms. Duane made a motion, seconded by Mr. Porter, that based on the provisions of §123-4. A. 5., regarding applicability, the increase of interior floor space by 500 square feet is not subject to a Minor or Full Site Plan Review because it has been demonstrated that the change of use and/or physical changes to the site are insignificant relative to the existing development. Motion unanimously carried.

Olympia Equity Investors X, LLC (PID 235-12, 13 & 14) – Lot Merger: Ms. Duane made a motion, seconded by Mr. Porter, to approve the lot merger for Olympia Equity Investors X, LLC to combine lots PID 235-12, 13 & 14. Motion unanimously carried.

Evergreen on the Saco – As-Built Plans (PID 265-161.32 and PID 265-161.331, 161.332 & 161.334): Ms. Duane made a motion, seconded by Mr. Martin, to approve the as-built plans for units 2, 31, 32 and 34 at Evergreen on the Saco Development. Motion unanimously carried.

Schedule Workshop for fees, waivers & CIP: The Board agreed to hold a workshop on June 16, 2005 at 4:00 p.m.

Meeting adjourned at 8:17 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary